

PUD Site Plan Approval Submittal Requirements

The following information shall be included with the Master Land Use Application:

- ☐ Master Land Use Application. **10 copies**
- ☐ All applicable fees (See the 2006 City of Auburn Fee Schedule).
- ☐ A current title report (within 30 days of submittal).
- ☐ A signed certification that the site plan has been made with the free consent, and in accordance with the desire of the owner or owners.
- ☐ **10 copies** of a vicinity map.
- ☐ **10 copies** of a conceptual landscape plan.
- ☐ **10 copies** of a site plan at a scale not less than 1"=40' and on a sheet no larger than 24"x36" showing the following information:
 - a. Boundaries and dimensions of the property/PUD.
 - b. If partial approval, illustrate that proposal within the boundaries of the entire PUD.
 - c. Illustrate previous site plan approvals that may have occurred within the PUD.
 - d. Acreage of the proposal.
 - e. Right-of-way location and widths, the proposed name of each street or alley and whether the right-of-way will be dedicated as public or remain private. Also show the designation of fire lanes and where final street grades are likely to exceed ten (10) percent in elevation and estimated tentative grades of such streets.
 - f. Adjacent public streets.
 - g. Existing and proposed easements including the purpose of easement.
 - h. Location and size of all existing and proposed utilities including sewer, storm drainage, and water lines lying within or adjacent to the PUD or the phase of the PUD as appropriate.
 - i. Typical street cross section(s) including any pedestrian facilities.
 - j. Location of buildings and structures, existing and proposed, showing setbacks.
 - k. Location of uses.
 - l. Location and layout of off-street parking, loading, and unloading areas.
 - m. Location of walls and fences around the perimeter of the PUD or phase of the PUD as appropriate, and an indication of their height and materials.
 - n. Location of any storage areas or refuse containers.
 - o. Location and size of signs.
 - p. Indication of building height.
 - q. Proposed architectural treatment of structures.
 - r. Proposed final contour lines at intervals of five feet for average slopes exceeding five percent, or at two foot intervals for average slopes not exceeding five percent. Final contours shall be indicated by a solid line (existing contours that will altered shall be shown in broken lines). Contour lines shall be labeled at intervals not to exceed 20 feet and shall be based upon city datum e.g., NGVD.



Planning, Building, and Community Department

Additional information may be required. The applicant will be notified in writing if additional information is necessary.

Please note: In order to help work out potential problems before the formal submittal, the City of Auburn recommends that applicants attend a pre-application meeting. These meetings are a free service the City provides.

If you have any questions or wish to arrange a pre-application meeting please contact the Planning Department at 253-931-3090.